

**SITE PLAN COMMITTEE
DECEMBER 12, 2000**

1. ROLL CALL

The meeting was called to order at 4:03 p.m. Committee members present were Chair Jeff Evans, Vice-Chair James Marcellino, James Aucamp, Jr., Sam Engel, Jr., and Councilmember Judy Paul. Also present were Planner Scott McClure, Planning Aide Geri Baluss and Board Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: August 22, 2000
September 26, 2000
October 24, 2000

Vice-Chair Marcellino made a motion, seconded by Mr. Engel, to approve the minutes of August 22, 2000, September 26, 2000 and October 24, 2000. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - yes; Councilmember Paul - yes. **(Motion carried 5-0)**

3. SIGNAGE

3.1 S 11-5-00, Martin Square (Directory Sign), 4400 Weston Road (BP) (tabled from 11/28/00)

Howard Weber, representing the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the condition as outlined in the report).

Mr. Engel inquired on the placement of trees in relation to the sign location. Mr. McClure suggested that the trees be grouped in clusters of three with staggered heights and that staff would provide a detail map. Mr. Weber agreed that whatever plants the staff recommended to surround the trees would be acceptable.

Vice-Chair Marcellino questioned the colors selected for the various materials of the signage. Mr. Weber confirmed that the stucco would be beige to match the building, Winn Dixie and McDonald's would comprise of white lettering on a red background, and other tenant's names would be in black letters on a white background.

Chair Evans was concerned that the sign was only one foot above the ground. Mr. McClure assured that the proposed ground cover would not grow to obscure the visibility.

Vice-Chair Marcellino made a motion, seconded by Mr. Aucamp, to approve based on staff's recommendation and to include 10, 14, and 16 foot of clear trunk palms to match the existing site. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - yes; Councilmember Paul - yes. **(Motion carried 5-0)**

3.2 S 11-6-00, Top Gun Automotive, 4320 SW 64 Avenue (B-2)

Tony Sanchez, representing the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval). He advised that the Community Redevelopment Agency had reviewed the modification and recommended approval. Mr. Sanchez reiterated the report stating that there was only to be a change in the copy of an existing sign.

Vice-Chair Marcellino made a motion, seconded by Councilmember Paul, to approve. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - yes; Councilmember Paul - yes. **(Motion carried 5-0)**

**SITE PLAN COMMITTEE
DECEMBER 12, 2000**

3.3 S 11-7-00, Shurguard, 250 SW 136 Avenue (B-3)

Denise Williams, representing the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the condition as outlined in the report).

Ms. Williams advised that the purpose of the signage was to provide better direction to the site so that prospective clients would not "overshoot" the entrance and end up at the competitor's site next door. The Committee had a clear understanding of the situation and staff researched the Code regarding the petitioner's request for an arrow to be placed on the sign. Mr. McClure stated that he could find no objection in the Code. At Vice-Chair Marcellino's inquiry, Ms. Williams stated that she agreed with staff's recommendation regarding plantings around the sign.

Vice-Chair Marcellino made a motion, seconded by Mr. Engel, to approve the updated sign with a directional arrow and subject to staff's recommendation regarding the landscaping. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - yes; Councilmember Paul - yes. **(Motion carried 5-0)**

3.4 S 12-1-00, Phil Smith Toyota, 4050 Weston Road (BP)

As the petitioner was not present, Vice-Chair Marcellino made a motion, seconded by Mr. Engel, to table to the end of the meeting. In a voice vote, all voted in favor. **(Motion carried 5-0)**

4. SITE PLAN MODIFICATION

4.1 SP 9-2-00, Griffin Rd. Professional Center, 5450 Griffin Road (B-2)

Mr. McClure advised that staff was requesting a tabling of this item.

Vice-Chair Marcellino made a motion, seconded by Mr. Engel, to table to January 9, 2001. In a voice vote, all voted in favor. **(Motion Carried 5-0)**

5. SITE PLANS

5.1 SP 6-6-00, Jasmine Lakes - Phase II, 4701 SW 62 Avenue (RM-16) (tabled from November 28, 2000)

Itamar Goldenholtz, representing the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval subject to the conditions as outlined in the report).

Mr. Engel took issue with the "B" apartments being designated as one-bedroom since the den contained a closet. Mr. Goldenholtz indicated that the den closet could be removed. Mr. Engel inquired if the "B" units were categorized as one-bedroom apartments because of parking restrictions. Mr. Goldenholtz responded that parking was not an issue; however, the plat for the overall site had mandated a specific number of one-bedroom apartments and this designation was made in conformance with the plat.

Mr. Engel discussed the "three point turn" which would be necessary for garbage trucks to make because of the angle of the dumpsters. Mr. Goldenholtz responded that approval from the sanitation company on the dumpster location had been obtained and it had not been changed subsequently. He maintained that a "three point turn" would not be necessary. The framework of the dumpsters was discussed with Mr. Goldenholtz agreeing to remove an interior wall which separated the recycling area.

**SITE PLAN COMMITTEE
DECEMBER 12, 2000**

Chair Evans requested that the applicant update the Committee on the revisions which had been made subsequent to the last meeting. Mr. Goldenholtz provided a summary stating that the interior parking had been removed, the footprint of the building had been reduced in size, and they had acquired approval from Engineering on the traffic flow by providing circular pockets instead of having a continuous drive. He pointed out the changes that were made to the mansards based upon the Committee's previous recommendation. Mr. Goldenholtz discussed the roofing tile materials which more closely matched the existing buildings and the change to the stairway which appeared more evident to indicate the main entrance. Chair Evans noticed that the elevation did not adequately reflect the mansard modifications and Mr. Goldenholtz acknowledged that there was a mistake in the elevation.

Councilmember Paul inquired on the number of existing apartments, the amenities that would be shared, and the maintenance obligations. She suggested that rain sensors be considered for the established landscaping as well as the new areas where it was required by Code. Mr. Goldenholtz took the suggestion under advisement. A "drip" irrigation system was discussed with Mr. Aucamp lending his expertise on which system would be most practical for this type project. He made specific recommendations regarding the landscape plans which Mr. Goldenholtz agreed to incorporate.

Vice-Chair Marcellino questioned if Mr. Goldenholtz understood and agreed with staff's recommendations in the planning report to which Mr. Goldenholtz responded affirmatively. Technical aspects regarding the mansards, support of the balconies, and balcony railings were discussed with Mr. Goldenholtz providing further clarification of the plans.

Vice-Chair Marcellino made a motion, seconded by Mr. Engel, to approve subject to staff's recommendations and the following: to remove the interior walls from the dumpster enclosures; add four groupings of three Carpentaria Palms, 14 to 20 foot overall height in front of each building; and the front elevation would be corrected to definitively show the mansards per the left and right elevations. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - yes; Councilmember Paul - yes. **(Motion carried 5-0)**

5.2 SP 9-3-00, Jewish Federation Davie Campus, 5850 Pine Island Road (CF)

Mr. McClure stated that the petitioner had requested a tabling.

Vice-Chair Marcellino made a motion, seconded by Mr. Engel, to table to January 9, 2001. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Chair Evans indicated that he had reviewed the plans and requested that the petitioner provide elevations for further definition as it would be otherwise very difficult to imagine the unique design without a rendering. Mr. Engel agreed that a prospective rendering was needed. Mr. McClure understood and indicated that he would convey the information to the applicant.

3.4 S 12-1-00, Phil Smith Toyota, 4050 Weston Road (BP)

As the applicant was not present, Mr. Engel made a motion, seconded by Councilmember Paul, to table to January 9, 2001. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Later in the meeting, the applicant arrived and requested that the Committee reconsider the tabling and review this item.

**SITE PLAN COMMITTEE
DECEMBER 12, 2000**

Vice-Chair Marcellino made a motion, seconded by Councilmember Paul, to reconsider and hear this item. In a voice vote, all voted in favor. **(Motion carried 5-0)**

Bob Freeman, representing the petitioner, was present. Mr. McClure read the planning report (Planning and Zoning Division's recommendation: approval).

Mr. Freeman indicated that the sign was a standard for Toyota and used at all its locations.

Vice-Chair Marcellino made a motion, seconded by Councilmember Paul, to approve. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Marcellino - yes; Mr. Aucamp - yes; Mr. Engel - yes; Councilmember Paul - yes. **(Motion carried 5-0)**

6. OLD BUSINESS

There was no old business discussed.

7. NEW BUSINESS

7.1 Discussion on Meeting Scheduled for March 13, 2001 (Town Election Day)

Councilmember Paul indicated that she had initiated this request and there was a brief discussion on alternative dates.

Vice-Chair Marcellino made a motion, seconded by Councilmember Paul, to reschedule the meeting of March 13, 2001 to March 14, 2001 at 4:00 p.m. In a voice vote, all voted in favor. **(Motion carried 5-0)**

8. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

9. ADJOURNMENT

Mr. Engel motioned to adjourn. There being no objections, the meeting was adjourned at 5:00 p.m.

Date Approved: _____

Chair/Committee Member